



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066-3291

(860) 870-3640

E-mail: gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Karen Daigle, Town Clerk

FROM: George K. McGregor, AICP, Town Planner *GKM*

SUBJECT: PZ 2020-03, 209 South St. SUPPLEMENTAL INFO

DATE: August 18, 2020

RECEIVED
VERNON TOWN CLERK
20 AUG 19 AM 9:46

Karen:

Pursuant to Governor's Executive Order 7B, any exhibits or records submitted by the members of the public shall be posted, to the extent feasible, 24 hours prior to the meeting.

I have received an extraordinary amount of public comment. Please see attached and accept/post under this item on the Planning & Zoning--Boards and Commissions page.

I suggest under "Meeting Agenda" in a new cell, titled "08.20.20 Part 3- Supplemental Information."

Thanks in advance.

George

From: [NANCY STEFFENS](#)
To: [McGregor, George](#)
Subject: Documents pertaining to South Street - proposed zone change
Date: Monday, August 17, 2020 5:53:17 PM
Attachments: [Fact Sheet for PZC .docx](#)
[ATT00001.htm](#)
[State Statute regarding POCD .docx](#)
[ATT00002.htm](#)
[State statute petition within 500 feet .docx](#)
[ATT00003.htm](#)
[Informational Poster .docx](#)
[ATT00004.htm](#)
[NS and DB JJ Letter to Editor .docx](#)
[ATT00005.htm](#)
[Pegi S letter to JJ .docx](#)
[ATT00006.htm](#)

Hi George,

Our neighborhood group has developed an informational packet that includes several documents for the Vernon Planning and Zoning Commission's August 20 meeting regarding a zone change request at 195/209 South Street.

I have attached the following materials for the PZC public hearing and request that these documents be entered into the public hearing record as an exhibit during the hearing:

- 1). Fact sheet outlining why our neighborhood group opposes a zone change:

Title of Fact Sheet:

Vernon's Planning and Zoning Commission Should Deny the Zone Change Request at 195/209 South Street from R-22 Residential to Comprehensive Multi-family for the Following Reasons

- 2). Fact Sheet outlining the state statute that requires a 2/3 vote for any zone change to be adopted if 20% of residents within 500 feet of the property sign a petition opposing the zone change.

Title of Fact Sheet:

Per State Statute, a 2/3 (supermajority) Vote is Required for Any Proposed Zone Change to Be Approved by the Planning and Zoning Commission

- 3). Fact sheet that cites portions of the Town's Plan of Conservation and Development and notes why the requested zone change does not meet the POCD and is inconsistent with Vernon's goals.

Title of Fact Sheet:

Per State Statute, Any Zone Change Must Be Consistent with Vernon's Plan of Conservation and Development (POCD)

4). Neighborhood Flyer that outlines the reasons why a zone change does not meet town requirements and should be denied.

Title of Flyer:

On August 20, Voice Your Opposition Over a Proposed to Re-Zone Six Acres on South Street to Build 56 More Apartments

5). Two *Letters to the Editor* sent to local newspapers that note opposition to the zone change. These letters are representative of the letters residents have sent to the PZC to voice their opposition to changing the zone from residential to multi-family.

I will deliver in-person prior to the PZC meeting a petition signed by homeowners within 500 feet of the property that shows their opposition to a zone change. Per state statute, if 20% of these residents sign this petition, a 2/3 vote is required for any zone change to be adopted. We have determined that well over 20% have signed this petition. Also, a general petition signed by Vernon residents outside the 500-foot area will be submitted prior to the Thursday public hearing.

We ask that these petitions also be entered into the public hearing record as an exhibit during the hearing.

George, thank you again for your assistance and guidance in better understanding the PZC process and procedures.

Nancy Steffens (Representing the Neighborhood Group Opposing the South Street Zone Change)

**Vernon's Planning and Zoning Commission Should Deny the Zone Change Request
At 195/209 South Street from R-22 Residential to Comprehensive
Multi-Family for the Following Reasons:**

TRAFFIC AND SAFETY:

Fifty-six additional apartments will increase traffic on a residential street that already serves as a popular thoroughway to Henry Park, Interstate 84 and Vernon's commercial areas. New sidewalks on South Street have added pedestrian traffic, with multiple crosswalks requiring people to cross the street multiple times.

Increased safety hazards based on a single entrance/exit and poor sight lines. The developer recognizes that sight lines are not adequate and unsuccessfully tried to purchase adjoining property to "flatten out" the road. While sightline requirements were determined using the 30 mile per hour speed limit, the developer's traffic study found that the average speed is 44 miles per hour going eastbound and 39 miles per hour going westbound. Traffic often exceeds 50 miles per hour.

TOWN VISION:

The zone change is not consistent with the 2012 Vernon Plan of Conservation and Development (POCD). The plan notes that *Vernon's housing stock has a high percentage of multi-family housing and could be balanced with more ownership and single-family housing opportunities.* The POCD also sets a goal to "Increase Homeownership Opportunities," and to "Retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership."

Even as far back as 2001, Vernon's earlier POCD raised the same issue with this statement: "In sum, the changes in the Vernon housing inventory and the demographic characteristics of the Town since the last plan update suggest that on matters of housing, the direction for the next ten years is 'steady as you go', *with an emphasis on increasing the percentage of homeownership within the housing inventory* and addressing the growing needs of the elderly population."

SOUND DEVELOPMENT:

Section 4.27.8.6 of the town's Zoning Regulations requires that "The application must not hinder the future sound development of the community." The impact of increased traffic and resulting safety concerns threatens the future sound development of our community, and therefore does not meet the regulation requirements.

LEARNING FROM THE PAST AND THE PRESENT:

1996: The developer first tried to change the zone in 1996 but many residents voiced opposition and the Town Planner noted: *"With more than 40% of the town's units being multi-family, there is a legitimate question as to whether more multi-family units are needed."* Since then, the 2010 Census shows Vernon has more than 48% of rental units, and in the last few years, even more apartments have been built.

2016: Vernon has a success story a short distance down the street that represents an excellent example of how a developer can the use existing residential zoning to create a beautiful housing development that enhances our town and meets consumer demand. Jen Drive, built several years ago, features 20 homes that sold very quickly, each for about \$400,000. And the taxes they bring to this town are substantial.

We hope the PZC denies the request to change the property from residential to multi-family because it does not comply with the town's zoning or development plans.

Per State Statute, a 2/3 (supermajority) Vote Is Required for Any Proposed Zone Change To Be Approved by the Planning and Zoning Commission

If owners of 20% or more of the area of the lots within 500 feet in all directions of the property submit a signed petition against a proposed zone change, under CT State Statutes no zone change can occur unless two-thirds of the PZC members vote to change the zone (see underlined text).

Chapter 124

Sec. 8-3. Establishment and changing of zoning regulations and districts. Enforcement of regulations. Certification of building permits and certificates of occupancy. Site plans. District for water-dependent uses. (a) Such zoning commission shall provide for the manner in which regulations under section 8-2 or 8-2j and the boundaries of zoning districts shall be respectively established or changed. No such regulation or boundary shall become effective or be established or changed until after a public hearing in relation thereto, held by a majority of the members of the zoning commission or a committee thereof appointed for that purpose consisting of at least five members. Such hearing shall be held in accordance with the provisions of section 8-7d. A copy of such proposed regulation or boundary shall be filed in the office of the town, city or borough clerk, as the case may be, in such municipality, but, in the case of a district, in the offices of both the district clerk and the town clerk of the town in which such district is located, for public inspection at least ten days before such hearing, and may be published in full in such paper. The commission may require a filing fee to be deposited with the commission to defray the cost of publication of the notice required for a hearing.

(b) Such regulations and boundaries shall be established, changed or repealed only by a majority vote of all the members of the zoning commission, except as otherwise provided in this chapter. In making its decision the commission shall take into consideration the plan of conservation and development, prepared pursuant to section 8-23, and shall state on the record its findings on consistency of the proposed establishment, change or repeal of such regulations and boundaries with such plan. If a protest against a proposed change is filed at or before a hearing with the zoning commission, signed by the owners of twenty per cent or more of the area of the lots included in such proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change, such change shall not be adopted except by a vote of two-thirds of all the members of the commission.

(c) All petitions (*applications*) requesting a change in the regulations or the boundaries of zoning districts shall be submitted in writing and in a form prescribed by the commission and shall be considered at a public hearing within the period of time permitted under section 8-7d. The commission shall act upon the changes requested in such petition. Whenever such commission makes any change in a regulation or boundary it shall state upon its records the reason why such change is made. No such commission shall be required to hear any petition or petitions relating to the same changes, or substantially the same changes, more than once in a period of twelve months.

(d) Zoning regulations or boundaries or changes therein shall become effective at such time as is fixed by the zoning commission, provided a copy of such regulation, boundary or change shall be filed in the office of the town, city or borough clerk, as the case may be, but, in the case of a district, in the office of both the district clerk and the town clerk of the town in which such district is located, and notice of the decision of such commission shall have been published in a newspaper having a substantial circulation in the municipality before such effective date. In any case in which such notice is not published within the fifteen-day period after a decision has been rendered, any applicant or petitioner may provide for the publication of such notice within ten days thereafter.

Per State Statute, Any Zone Change Must Be Consistent with Vernon's Plan of Conservation and Development (POCD)

Chapter 124

Sec. 8-3a. Findings of consistency of proposed regulations or boundaries with the plan of development. Referral of proposed regulations or boundaries to planning commission. (a) In any municipality which has a combined planning and zoning commission operating under the general statutes or any special act, the commission shall state on the record its findings on consistency of a proposed zoning regulation or boundaries or changes thereof with the plan of development of the municipality.

As supported by the following excerpts from the town's POCD, the proposed zone change is *inconsistent* with Vernon's goals regarding the balance of homeownership and rental units.

Excerpts from 2012 Plan of Conservation and Development, Town of Vernon:

Page 75: The Plan notes two important strategies:

- "Protect residential neighborhoods"
- "Increase homeownership opportunities"

Page 76: The Plan notes that the town should focus on "rebalancing Vernon's housing portfolio. The housing stock, which has a high percentage of multi-family housing, could be balanced with more ownership and single-families housing opportunities."

Page 78: The Plan notes that the goal is to "decrease densities in parts of Rockville where quality of life will benefit from such a decrease."

Page 80: The Plan notes that "Increased homeownership is very important for Rockville revitalization. Increase in ownership should be encouraged town-wide, also. Homeownership represents a commitment by the homeowner to Vernon, and thus they may be more likely to volunteer for boards, commissions, and other groups."

To increase homeownership opportunities: "retain zoning patterns which reserve appropriate areas of the town for single-family ownership."

Page 121: The Plan lists Six Growth Principles. Principle number two is: “The POCD aims to attract more homeowners to better balance its housing stock.”

This balance has not been achieved, and in fact, many of the housing units being built in our town run contrary to this principle. Recent Town Hall figures indicate that of the 12,968 housing units in town, nearly 6,300 are apartments. While the latest Census figures (2010), note that rental units make up 48% of the town’s housing stock, since 2010, additional apartments have been built, including Trail Run, more Santini apartments, and mill conversions, with another 174 apartments proposed for Hyde Avenue.

Page 23: The Plan has a “Public Outreach Process” section that notes the following under Community Engagement: “It is difficult to broaden the volunteer pool, possibly in part due to the large renter population, who may not feel committed to Vernon over the long term.”

Page 13: This same concern is also addressed when the Plan notes: “Having a high proportion of rentals and multi-family units might draw residents who only stay in Vernon a few years.”

The Town’s Plan recommends Vernon continue these strategies:

- Promote homeownership and work to attract families to Vernon.
- Maintain residential neighborhoods and re-think how and where new multi-family housing is built.

On August 20, Voice Your Opposition Over a Proposal to Re-Zone Six Acres on South Street to Build 56 More Apartments!

The Planning and Zoning Commission will decide whether to RE-ZONE 6.27 acres on South Street (across from Bancroft Road) from R-22 Residential to Multi-Family.

Please let the PZC know that you oppose a zone change!

TRAFFIC AND SAFETY:

Increased traffic on a residential street that already serves as a popular thoroughway to Henry Park, Interstate 84 and Vernon's commercial areas.

Plans show a single entry/exit with poor sight lines. Recognizing the sight line as a safety hazard, Santini Real Estate tried unsuccessfully to purchase adjoining property to "flatten out" the road.

56 apartments, 130 parking spaces, multiple service vehicles, and private garbage trucks =
TOO MUCH TRAFFIC!

DOES NOT MEET VERNON'S LAND DEVELOPMENT GOALS:

The zone change is NOT consistent with the Plan of Conservation and Development (POCD) which recommends more single-family homes. The POCD also recommends that the town increase home ownership opportunities and retain zoning patterns that are currently zoned for residential development.

According to the latest Census figures (2010), rental units make up 48% of Vernon's housing. Since 2010, additional apartments built include Trail Run, mill conversions, and Grand Lofts, with 174 more units proposed for Hyde Avenue.

A THREAT TO SOUND DEVELOPMENT:

Town Zoning Regulations require that an application must "not hinder the future sound development of the community." Increased traffic and safety concerns threaten the future sound development of our community.

The land should be developed the way it was meant to be under Vernon's land use plan, and under the existing terms when the developer purchased the land.

Public Hearing is **7:30 p.m. Aug. 20** via Virtual Teleconference. Here's what you can do:

- Sign a Petition of Protest (Petition can be signed at 224 South Street – it is located on the front porch. Look for gray house with green wraparound porch and park in the driveway. Or call/text Nancy at 860-614-9957 if you need someone to bring the petition to you.
- Write a letter to the PZC to voice your concerns. Letters can be emailed or mailed to Town Planner George McGregor, 55 West Main Street, Vernon CT 06066 or gmcgregor@vernon-ct.gov
- Attend the August 20 virtual Public Hearing by Web or Phone:
Zoom Link: <https://us02web.zoom.us/j/82959080077?pwd=ejBKcVY5MzNDdDhjCHVUMDR3UkwxZz09>
Meeting ID: 829 5908 0077 Web Passcode: J7LEDU
Telephone Dial in: (646) 876-9923 US Meeting ID: 829 5908 0077 Dial In Passcode: 430232

Letter sent to Patch and the Journal Inquirer

August 10, 2020

To The Editor:

On August 20, Vernon's Planning and Zoning Commission will hold a public hearing to decide if 6.27 acres at 195/209 South Street (across from Bancroft Rd.) should be re-zoned from R-22 Residential to Comprehensive Multi-Family Zone. Santini Real Estate wants to change the zone to build 56 apartments with more than 130 parking spaces.

The developer first tried to change the zone in 1996 but many residents voiced opposition and the Town Planner noted: *"With more than 40% of the town's units being multi-family, there is a legitimate question as to whether more multi-family units are needed."* Since then, the 2010 Census shows Vernon has more than 48% of rental units, and in the last few years, even more apartments have been built.

While Vernon certainly does not need any more apartments, we hope the PZC denies a zone change that includes these reasons:

Increased traffic and safety hazards, including sight lines that were found to be barely adequate – and that's when vehicles drive the 30 mph speed limit. The traffic study found that the average speed is 44 miles per hour.

The zone change is not consistent with Vernon's Plan of Conservation and Development (POCD). The POCD has a goal to "Increase Homeownership Opportunities," and to "Retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership."

The town's zoning regulations require that an application must "not hinder the future sound development of the community." The impact of increased traffic and resulting safety concerns clearly threatens the future sound development of Vernon.

Those against this proposal can attend the virtual public hearing at 7:30 p.m. on August 20 using a computer, tablet, Smartphone or telephone. The Zoom link or Dial-In phone number, along with the entry passcode can be obtained by calling the Town Hall, or it should be posted on the town's website.

Neighbors within 500 feet of the property have already signed a petition that requires, per state statute, a two-thirds vote for any zone change. An additional petition that all residents can sign will be submitted to the PZC. A petition-signing site established on the front porch at 224 South Street provides an opportunity to let your opposition be known. You can also write a letter to the PZC and email or mail it to Town Planner George McGregor, 55 West Main Street, Vernon or gmcgregor@vernon-ct.gov.

If Santini Real Estate wants to build residential homes on the property, they have every right since the land is zoned for that purpose. But they should not have the right to change zoning to increase personal profit while jeopardizing the quality of our neighborhoods.

Nancy Steffens and Bob Felber, 224 South Street
Donna and Tom Barnas, 11 Knollwood Drive

Letter to the Editor provided to the Journal Inquirer newspaper

Dear Editor:

As a Vernon home-owner who uses South Street frequently, I am in total opposition to the rezoning of R-22 Residential to Comprehensive Multi-family Zone as it regards the property of 195/209 South Street.

Three of the four corners of the South Street and Vernon Avenue intersection have large multi-family complexes, with additional units creeping down Vernon Avenue and well along South Street in both directions. The same developer has already spread along Hartford Turnpike as well, contributing to the town's 40-plus percentage of multi-family dwellings.

A new 56-unit complex would further increase the dangers of driving on South Street, Vernon Avenue, and West Road. The length of South Street has numerous school bus stops, and dangerous sight lines. The South Street/Vernon Avenue intersection (also a school bus stop) is supposedly a 4-way stop. In reality, cars usually blow-through or roll-through this intersection. The South Street/West Road intersection is downright treacherous. I, myself, was a victim of an accident when a driver making a right turn from West onto South, T-boned my car's driver side as I waited at the stop sign.

Residents of multi-family units have a higher turnover rate than home-owners. We need long-term residents to have "skin in the game" when it comes to dedication to Vernon's government, civic activities, education (with several Schools of Distinction), recreation, and senior citizens' well-being. Vernon is more than just a bedroom for commuters, and a monopoly board for one development company.

Sincerely,
Pegi Deitz Shea

Pegi Deitz Shea
27 Fox Hill Drive
Rockville, CT 06066
860-878-7016

McGregor, George

From: Emily S <eas4047@gmail.com>
Sent: Tuesday, August 18, 2020 11:22 AM
To: McGregor, George
Subject: South Street 6-acre zoning change

Hello,

My name is Emily Sullivan, I'm a lifelong Vernon resident at 134 Evergreen Road and a public school teacher.

I am very opposed to the plan to rezone the lot down South Street for multi family rentals. Vernon is already almost half rentals and we need more homeownership opportunities to bolster the financial wellbeing of the community. This lot is across from calm quiet neighborhoods (I walk past this lot several times a week on my way to Henry) and there are already hundreds of apartments nearby. South street does not need more traffic and noise. My family is opposed.

Thank you

Emily Sullivan

From: [Joy O'Connor](#)
To: [McGregor, George](#)
Cc: [Wheelock, Diane](#); [Chamone, Daniel](#); [Marchese, Andrew](#)
Subject: Zone Change- 209 South Street, Vernon
Date: Tuesday, August 18, 2020 9:33:13 AM
Attachments: [8C0FCA814604E142EC974116AF3E7BE.pdf](#)
[AF5D3F9E244F4E4EB312C33439BC3CD4.pdf](#)

I live on Bancroft Road in Vernon and I am **opposed** to the zone change proposed for the property at 209 South Street for the following reasons:

1. Zoning laws were made for a reason. This is from the Town of Vernon Zoning Regulations:

1.1 The following regulations have been designed for the purpose of lessening congestion to the streets, to secure safety from fire, panic, flood and other dangers, to promote health and the general welfare; to provide adequate light and air to prevent the overcrowding of land, to avoid undue concentration of population and facilitate the adequate provision for transportation water sewage schools parks and other public requirements

2. This area of Vernon is highly condensed single family homes. It is zoned for single family homes to protect the single family home owners. Zone changes go against why the zoning regulations exist. They protect us from getting a Cumberland Farms or Walmart or apartment complex at 209 South St.
3. A 56 townhouse apartment complex up on top of a hill will tower over all of us. More apartments in town, i.e. more renters, may put us past the tipping point as renters increase and owners decrease. Bad news for the Town.
4. Sightline from the "proposed" driveway location is inadequate for safety. These minimum sight distances are straight from the Town of Vernon Zoning Regulations: (Again, zoning laws are made for a reason.) The owner of the driveway is liable for any accident/fatality that occurs if the driveway sight line is poor.

§ 37

VERNON ZONING REGULATIONS

<i>Posted Speed Limit</i>	<i>Minimum Sight Distance</i>
30 MPH	350 feet
35 MPH	425 feet
40 MPH	475 feet

The sight distance shall be based on the front of the approach vehicle being ten (10) feet back from the extended curb line of the intersecting roadway. The Town Engineer or his representative may vary the above minimum sight distances on Town roads when he/she deems it necessary and on State roads in consultation with the Connecticut Department of Transportation (CT DOT)

5. Santini has many apartment complexes around Vernon now. Funny they are not building in Tolland where the Santinis live.

Joy and John Henault
20 Bancroft Rd
Vernon

McGregor, George

From: ckconnor <ckconnor@yahoo.com>
Sent: Monday, August 17, 2020 10:11 PM
To: McGregor, George
Subject: Re: South st proposed rezoning by santini

Need to correct my statement. It was Kevin who said arrogantly "it not gonna happen".
Sorry long day for me building the largest solar project in Connecticut.

On Monday, August 17, 2020, 9:58:36 PM EDT, ckconnor <ckconnor@yahoo.com> wrote:

Hi George

I was not able to attend Eric santini public gathering this evening.

I was in contact with someone who was there and they were appalled by his cocky attitude and statements saying any of our thoughts or desires to have these parcels of land. Developed as single family or open space were like a whisper from the grass there.

Eric specifically said , "it's not going to happen " to any other thoughts or suggestions from the neighbors to keep it single family.

I'm not exactly sure what he is trying to pressure the town into but whatever it is is illegal. The town can not change zoning with this much opposition.

You might want to view the town of Vernon If you grew up in Rockville you can remember Facebook page.

Henry park was overwhelmed by people trying to escape this isolation, many from apartments in the area, we need more open space for people who have no where else to go. Eric wanted to rezone, we all asked to keep single family, he disrespects residents with his remarks.

Stand up for life long residents. Please

Thanks for reading, please reply to me so I know this will also be added to the readings, comments for the upcoming town meeting.

Thank you. Craig & Kara Connor
Children Caleb, Noah, Joshua & Abigail

On Thursday, August 13, 2020, 12:37:31 PM EDT, ckconnor <ckconnor@yahoo.com> wrote:

Thank-you George

On Thursday, August 13, 2020, 12:23:11 PM EDT, McGregor, George <gmcmgregor@vernon-ct.gov> wrote:

It has been received and will be provided to the Planning and Zoning Commission members.

George

From: [Patti Paul](#)
To: [McGregor, George](#)
Subject: Zoning Change Opposition
Date: Monday, August 17, 2020 8:55:45 PM
Attachments: [Zoning Opposition.docx](#)
[Untitled attachment 00009.htm](#)

To Whom it May Concern:

I would like to voice my opposition to the 6.27 acres at 195 and 209 South Street (across from Bancroft Road) from being re-zoned from R-22 Residential to Comprehensive Multi-Family Zone.

I own property in Vernon at 149 Vernon Ave on the corner of South Street. This can be a very busy corner, and as I write this letter, I hear cars zooming through the stop sign. This is a residential street and already has a lot of traffic. Bringing in another complex with multi family units will only increase this traffic. I'm very familiar with the parcel of land that these apartments will be built on, and I'm concerned about the ability for this developer to ensure that it will be safe to pull in and out of the complex. The hill that these apartments will be built on is very steep, and the site lines are poor. Before the sidewalks were installed, I would be very cautious in my morning run, since there is no way to tell if a car was cresting the hill until it is was too late to move to the side. Cars exceeding the posted speed limit crest this hill all the time, and my assumption is that there will be multiple accidents.

Another reason for my opposition is more heartfelt. I bought this property in Vernon, because I loved the neighborhoods, and the fact that here- people are neighbors. I personally know everyone who owns a house in my block. Apartment people come and go- but to make a town "real", you need single family homeowners. These people are invested into the community and will be more involved. This complex that is proposed will bring in upper income professionals that have no interest in Vernon or our community. Vernon has enough apartments. We need to focus on more single-family housing- These will draw more people that will continue to make out town strong.

From: [MIKE DEMERS](#)
To: [McGregor, George](#)
Subject: Rezoning-new appartments on South st
Date: Monday, August 17, 2020 6:51:44 PM

I'm Michael Demers and live at 23 Bancroft rd, Vernon, ct.. I would like to voice my opposition to rezoning 6.27 acres on South st, across from Bancroft Rd from residential to multifamily, and my further opposition to building more apartments on South st. There are several reasons for my opposition, including significantly increased traffic congestion, possibly creating dangerous conditions, the fact that there are already numerous apartment complexes on South st and in Vernon and i feel that area could be better used to develop single family homes, which it is currently zoned for.

Thank you for your consideration, Michael Demers

[Sent from AT&T Yahoo Mail on Android](#)

From: [Bruce MacLean](#)
To: [McGregor, George](#)
Subject: Rezoning on South St.
Date: Monday, August 17, 2020 6:02:25 PM

Hello,

We have lived at 4 Ridgewood Drive for 25 years and we are **against** the proposed rezoning for new apartments on South St. We feel Ridgewood Drive and the surrounding streets would be effected by the increased traffic in a negative way. Janet Lane has a stop sign at the beginning of Ridgewood Drive and no one stops at the stop sign, We know this for a fact because every time we pull out of our driveway at 4 Ridgewood a car is going through the stop sign with out stopping and nearly running into us. This has been an ongoing problem and we feel the problem will increase with new apartments on South St.

Best Regards,

Bruce and Shelba MacLean

From: [Bruce & Jean Luddy](#)
To: [McGregor, George](#)
Subject: Letter about proposed apartment complex on South Street
Date: Monday, August 17, 2020 11:09:27 AM

Dear Mr. McGregor,

My husband Bruce and I own a house at 44 Oxbow Drive. We are concerned about the apartment complex that has been proposed by the Santini developers for nearby property on South Street.

We oppose this plan for several reasons.

1) 56 apartment units will result in a substantial increase in traffic along South Street. As it is many drivers traveling toward Vernon Avenue exceed the speed limit. There are poor sight lines as they approach the crest of the hill. When turning onto South Street from Knollwood Drive, we have to very mindful of drivers coming up the hill on South Street from Vernon Avenue. Additional cars will worsen this situation.

2) The property is zoned for single family homes. The apartment plan is not in keeping with Vernon's Plan of Conservation and Development which wants to increase the percentage of home ownership. Single family homes attract families and people who are more invested in the community. As it is, Vernon has recently seen a substantial increase in new apartment units.

Please do not authorize a zoning change from single family homes to apartments.

Sincerely,
Jean Luddy

August 16, 2020

To the Planning and Zoning Commission:

We strongly oppose re-zoning the 6.27 acres at 195/209 South Street from R-22 Residential to Comprehensive Multi-Family Zone and ask that the Commission deny the request for these reasons:

1). Increased traffic and safety hazards, including sight lines that the Traffic Authority discussed at its March meeting. The sight lines are so questionable that the developer unsuccessfully tried to buy the adjoining land to improve the situation. While the Vernon Traffic Authority reviewed the sightlines if traffic was going the speed limit, the developer's traffic study determined that the average speed is 44 miles per hour eastbound and 39 going westbound. We know from living on the street that vehicles often travel well over 50 miles per hour.

Since the reconstruction of South Street several years ago, residents enjoy the new sidewalks. Many people use them for recreational walking, traveling to the park, running, and walking their dogs. However, people must cross the street numerous times since the walkways change sides of the street. This includes at the top of the hill, where we have seen close calls when people are trying to cross. With increased traffic, those close calls could turn tragic.

2). The zone change is not consistent with Vernon's Plan of Conservation and Development (POCD). The POCD has a goal to "Increase Homeownership Opportunities," and to "Retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership." A zone change contradicts the POCD's goals of retaining residential zoning and increasing home ownership. In Vernon, approximately 50% of the housing units are apartments or multifamily and more are being built. Vernon needs a better balance of residential homes and rental units.

3). The town's zoning regulations require that an application must "not hinder the future sound development of the community." The impact of increased traffic and resulting safety concerns clearly threatens the future sound development of Vernon.

Vernon has a success story a short distance down the street that represents an excellent example of how a developer can use existing residential zoning to

create a beautiful housing development that enhances our town and meets consumer demand. Jen Drive features 20 homes that sold very quickly, each for about \$400,000. And the taxes they bring to this town are substantial.

Santini Real Estate has the same opportunity to create a similar neighborhood. If the developer wants to build residential homes at 195/209 South Street, they have every right since the land is zoned for that purpose. But they should not have the right to change zoning to increase personal profit while jeopardizing the quality of our neighborhoods.

We are asking the PZC to deny any request to change the property from residential to multi-family because it clearly does not comply with the town's zoning or development plans.

Sincerely,

Nancy Steffens and Bob Felber
224 South Street, Vernon
860-614-9957

From: [Jessica Lannan](#)
To: [McGregor, George](#)
Subject: Opposition to Santini Apartments
Date: Sunday, August 16, 2020 9:54:59 PM

Good Evening,

Hope this reaches you well. I am writing to oppose the building of Santini South St. We have no need for more luxury apartments. As a resident on Bancroft Rd I believe that we strongly do not need more apartments in this area. This has become a war between Santini and Chapman to own more of our town. I do not believe that this land is effectively being used when more unaffordable apartments are built.

Again I am oppose to the building of new Santini south st apartments.

Elizabeth Zwick
74 Evergreen Road
Vernon, CT 06066

August 16, 2020

George McGregor, Town Planner
55 West Main Street, 2nd Floor
Vernon, CT 06066

Dear Mr. McGregor,

I am writing to you in regard to the application of Santini Real Estate for a zone change of 209 South Street. I urge you to work with Mr. Santini on finding a more appropriate use of this property that would compliment the neighborhood.

My husband and I have been residents of Evergreen Road for 35 years. One of our concerns with adding more apartments to this neighborhood is the traffic that will be generated on our street as well as South Street. Evergreen Road is a popular "shortcut" for residents to utilize to avoid the traffic that builds up at the intersections of Route 30/West Street and Route 30/Vernon Avenue especially during the morning commute time. Due to the length of the street many drivers disregard the residential aspect of the neighborhood and go well over the speed limit of 25 miles per hour. There are no sidewalks on the street creating a dangerous situation for pedestrians especially on the hill at the southern intersection of Oxbow and Evergreen Road. The addition of 56 apartments could potentially add 112 more cars travelling through our neighborhood daily.

We applaud the recommendation of the town's Plan of Conservation and Development for more residential housing. Mr. Santini's apartments do not appear to attract young residents who are seeking to start families and make a commitment to the town. The Plan of Development recognizes the future of Vernon is in maintaining and creating neighborhoods of families with children. When children attend school and participate in programs that are attractive to families a vibrant sense of community is formed. Currently, more that 50 percent of Vernon's housing stock is multi-family housing. This is not a statistic that is appealing to young families seeking to put down roots.

In conclusion, Vernon needs you and the Planning and Zoning commission to fulfill your responsibility to not only our neighborhood, but also the entire of town of Vernon and reject this application and follow the Plan of Conservation and Development and retain the zoning patterns that will benefit our town.

Respectfully submitted,

Elizabeth Zwick

William Zwick

41

From: [Pegi Deitz Shea](#)
To: [McGregor, George](#)
Subject: South Street development
Date: Thursday, August 13, 2020 4:28:44 PM

Dear Mr. McGregor:

As a home-owner on Fox Hill Drive who uses South Street frequently, I am in total opposition to the re-zoning of R-22 Residential to Comprehensive Multi-family Zone as it regards the property of 195/209 South Street.

Three of the four corners of the South Street and Vernon Avenue intersection are multi-family units, with additional units creeping down Vernon Avenue and well along South Street on both directions. The same developer has already spread along Hartford Turnpike as well.

South Street has increasingly become dangerous with motor vehicle speeding. The length of South Street has numerous school bus stops, and dangerous sight lines. The South Street/Vernon Avenue intersection (also a school bus stop) is supposedly a 4-way stop. In reality, cars usually blow-through or roll-through this intersection. The South Street/West Road intersection is extremely dangerous. I, myself, was a victim of an accident when a driver making a right turn onto South, T-boned my car's driver side as I waited at the stop sign.

Residents of multi-family units have a higher turnover rate than home-owners. We need long-term residents to have "some skin in the game" when it comes to dedication to Vernon's government, civic activities, education (with several Schools of Distinction), and senior citizens' well-being. Vernon is more than just a bedroom for commuters, and a monopoly board for one development company,

Sincerely,
Pegi Deitz Shea
27 Fox Hill Drive
Rockville, CT 06066
860-878-7016

Please visit www.pegideitzshea.com for my social justice and multicultural books, awards, writing workshops, curriculum guides and editing services! NEW - links to online poetry publications. SOON to come - Information on my photography exhibits, as well as sample copyrighted photographs to order.

McGregor, George

From: Joe Wadsworth <joewcenter-co@yahoo.com>
Sent: Tuesday, August 11, 2020 11:46 AM
To: McGregor, George
Subject: Proposed South St rezoning

Dear Mr McGregor,

I would like to register my opposition to the proposed rezoning of 195 and 209 South St from Residential to Comprehensive Multi-Family Zone.

This will drastically increase traffic in the area.

Also, I believe this proposal is unsafe given the speed with which the road is travelled and the grading of the hill in the proposed area.

Furthermore, Vernon has an abundance of multi family housing options already.

I ask for the rejection of this proposal.

I am the homeowner at 32 Glenstone Dr off of South St.

Thank you,

Joe Wadsworth

McGregor, George

From: ckconnor <ckconnor@yahoo.com>
Sent: Tuesday, August 11, 2020 8:31 AM
To: McGregor, George
Subject: South St near Bancroft Rd santini zoning change

Hello

I'm Craig Connor 25 Bancroft Rd and I am completely AGAINST any zoning changes to add any more apartments on any part of South St, especially the current proposed zoning change from residential to anything else.

There are several factors mainly the hundred or more autos to be entering/exiting this area causing extreme safety hazards in this area, like many will mention the speed limit is 30, no enforcement and many are going 50+ from Vernon Ave going west up the incline.

Along with this it is well known by the residents of this area that santini regularly operates his unregistered equipment on South St and Vernon Ave, backhoes, lifts, large lawn equipment. Also the way the lawns are groomed they are always blowing into the road, making unsafe for motorcycles and also clogging the storm drains. Regularly the drains are clogged at South St/Vernon ave intersection with public works having to clear these.

This property, properties that are residential NEED to stay residential or turned into open space. I strongly urge you and your staff to NOT change the zoning at this location. We need single family homes in Vernon not rentals

Thank-you Craig Connor 860-944-0533

McGregor, George

From: Lisa Perry <lisa_perry@att.net>
Sent: Monday, August 10, 2020 12:58 PM
To: McGregor, George
Subject: PZC Hearing/August 20 , 2020 RE: Santini Real Estate.

Dear Mr. McGregor,

My name is Lisa Perry I live at 36 While Street Vernon. I am writing to you to share my concerns with the Planning and Zoning Commission regarding the application by Santini Real Estate for a zoning change for the three land parcels on South Street. I am strongly opposed to this zoning change. First I echo the concerns of many regarding traffic issues and conservation.

Secondly I would also add that I feel the "luxury" housing market, most of which is owned by Santini; is saturating the housing market here in Vernon. I do not believe this type of housing brings in families that will put down roots here in town. While they attract young professionals, even young families, when it is time for them to think about buying or building houses, or enrolling their children in school they look elsewhere. This kind of cycle will do little to build a community that is attractive to families of all income levels. We must find ways to invite development that offers incremental growth to families of diverse incomes, small apartment, to larger apartment to single family home.

I would urge the PZC to reject the application. Thank you in advance for your time.

Respectfully,

Lisa Perry

McGregor, George

From: Nichole Burnham <nicholemburnham@yahoo.com>
Sent: Monday, August 10, 2020 11:04 AM
To: McGregor, George
Subject: application pz2020-03 zone change

Hello,

I am writing in opposition of the proposed application PZ2020-03 zone change from R22 to comprehensive multi family dwelling for parcels 00019, 00017, and 0018a. I live in the Bancroft rd area and this proposed change would directly impact my neighborhood. Adding an additional 56 homes to the parcels would increase the traffic on an already busy main road, making it less safe for those living in the area. Additionally the poor sight lines due to the grade in the roadway of South street would make it extremely unsafe for vehicles attempting to make a left turn into the property. Due to the grade in the roadway, you are unable to see over the hill and see oncoming cars. This type of poor sight lines will cause unnecessary accidents and injuries. Furthermore the rezoning would go against the towns plan of conservation and development which recommends more single family homes in Vernon. Additionally the towns plan calls for retaining of the zoning patterns which again this change would go against. Please consider declining the proposed application due to the reasons listed above as well as the petition of protest.

Thank you,
Nichole Burnham

McGregor, George

From: Jennifer Roy <jroy@somersct.gov>
Sent: Monday, August 10, 2020 9:21 AM
To: McGregor, George
Subject: PZ2020-03; South Street parcels

Importance: High

Good morning George;

I hope this email finds you well! I would like to submit my comments for next Thursday's PZC meeting, as I will be out of town and unable to call in.

I strongly oppose the requested zone changes, and urge the commission to consider the Plan of Conservation and Development for the **Town** of Vernon in rendering their decision. Vernon is a town. Not a city. We have at minimum 20 large complexes with a mix of luxury townhomes and regular apartment complexes.

As stated in the beginning of our Zoning Regulations:

The following regulations have been designed for the purpose of lessening congestion to the streets; to secure safety from fire, panic, flood, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population and facilitate the adequate provision for transportation, water, sewage, schools, parks, and other public requirements.

I'd like to thank the members of the PZ Commission for their dedication to our Town.

Jennifer Roy, Homeowner
83 Phoenix St, Vernon

*Jennifer Roy, CZEO
Zoning Enforcement Officer/Land Use Technician
Town of Somers
Phone: 860-763-8220*

Carol & Lester Palifka
12 Bancroft Road
Vernon, Ct. 06066

RECEIVED

APR 27 2020

April 17, 2020

TOWN PLANNERS OFFICE

Planning and Zoning Commission
14 Park Place
Vernon Ct.

To the Planning and Zoning Commission,

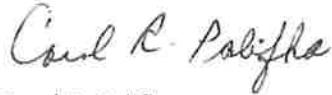
I am writing in regards to my concerns about the apartments that are being built on the 5.88 acres of land that is located directly across from Bancroft Road by Santini Real Estate Trust. The following is a list of concerns that my wife and I have. We understand that this is NOT the first time this developer has tried to put apartments on this property.

1. The addition of the apartments will cause a increase in the amount of traffic that we will see. Bancroft road is used as a thruway right now for cars going to the north side of town. The cars doing this travel at an excessive speed thru our neighborhood as it is now. These apartments will cause an increase in this traffic flow. We have small children and elderly people on this street and this will cause an undue hazard to their safety.
2. Also in regards to the traffic on South Street more traffic and less safety for us. As it is trying to get out of Bancroft onto South Street is less than ideal. I have over the years had numerous times when I have almost been hit because the line of sight onto South Street is not that good. With the addition of apartment traffic it will make it even more unsafe to exit Bancroft Road. Plus the speed limit on South Street is supposed to be 30mph but they travel considerably faster than that. The developer tried to purchase property adjacent to the proposed apartment land to flatten the land for better visibility but was unsuccessful in doing so. Thus the danger will still exist with a poor line of sight.
3. The plans show: " a single exit/entrance with poor sight lines on South Street. The developer recognizes this safety hazard; the traffic study found the line to be only "adequate"-IF cars travel at the 30mph speed limit. How ever we all know that the cars do NOT travel at the 30mph speed limit. The study revealed the average speed of 39mph in one direction and 44mph in the other. The developer unsuccessfully tried to purchase adjoining property to flatten the road in an attempt to improve this hazard.
4. Town zoning regulations require that any application must "not hinder further sound development of the community" the increased traffic and safety problems THREATEN sound development of our beautiful community.

In closing my wife and I feel that the that a zone change to allow these apartments to be built is **NOT** consistent with Vernon's Plan of Conservation and Development (POCD) that advocates more home ownership and single family homes, and recommends Vernon retain its zoning patterns that reserve appropriate areas for single-family homeownership. According to that document, 43% of Vernon's

housing units are renter occupied and since the POCD was created, additional apartments built include Trail Run, mill conversions into apartments, and Grand Lofts, with 174 more units proposed for Hyde Ave. Pretty soon there will be more renter occupied units putting more demand on our services and raising our taxes. My wife and I are on a limited income being retired. We love Vernon, BUT more apartments and people who do not pay taxes but use our resources are not in the best interests of the fair citizens that have to support these resources. So we are asking that the zoning not to be changed and for you, the commission do what is right for the tax paying citizens of our beautiful town.

Respectfully submitted,

A handwritten signature in cursive script, reading "Carol R. Palifka".

Carol R. Palifka

A handwritten signature in cursive script, reading "Lester G. Palifka".

Lester G. Palifka

McGregor, George

From: NANCY STEFFENS <nancysteffens@sbcglobal.net>
Sent: Wednesday, April 1, 2020 8:58 AM
To: dchampagne@vernon-ct.gov
Cc: McGregor, George
Subject: 209 South St zone change request

Hi Mayor Champagne,

I have been a resident of 224 South Street since 1988 and I enjoy living in Vernon. The recreational opportunities and our Public Works Department are outstanding, and Valley Falls is a true gem. I also want to thank you and the entire town administration for the excellent work being done to help the residents of Vernon get through this pandemic crisis as safely as possible.

My husband and I met with Town Planner George McGregor several weeks ago, just before the Stay at Home policies went into place. We reviewed the plans submitted by the Santini group that would require a zone change from R-22 to Comprehensive Multi-Family Dwelling zone so they can build 56 apartments.

A neighborhood group and residents throughout the town strongly oppose this zone change, based on safety and traffic concerns, and because it does not conform with the town's Plan of Conservation and Development. We have two petitions that we prepared and had been collecting signatures until the Stay At Home order was issued. We do not want to go door to door at this time and violate that order or endanger residents.

George McGregor has been helpful in responding to my requests for information, so I wanted to let him (and you) know of our concerns regarding the petitions, and the state statute regarding a petition signed by at least 20 percent of the landowners within 500 feet of 209 South Street.

The email to George is below; I am hopeful the town will not hold a public hearing on the request until our group has the ability to collect signatures and present the petitions to the town. We are not against that parcel of land being developed - we do, however, feel it should be developed as R-22 residential to ensure a safe and healthy neighborhood that meets the town's land development goals.

Thank you, and stay well as we work together to get through this pandemic.

Nancy Steffens
860-614-9957
nancysteffens@sbcglobal.net

Begin forwarded message:

From: NANCY STEFFENS <nancysteffens@sbcglobal.net>
Subject: Re: A few questions
Date: April 1, 2020 at 7:08:25 AM EDT
To: "McGregor, George" <GMcGregor@vernon-ct.gov>

Good morning, George.

Hope you are well. I went out of retirement last week to help at the Labor Department; the agency has a lot of challenges right now as it assists residents and I wanted to lend a hand. But I also wanted to take the time to catch up with you since the President recently extended the Stay at Home order and the request to continue practicing Social Distancing. While this is a great decision, it also means our group of South Street area residents can not collect signatures for our petitions.

As I noted in my earlier email, we have two petitions - one for those homeowners within 500 feet of 209 South Street, and a general petition for other residents. While both petitions are important, the one signed by those with property within 500 feet, per State Statute, will require that at least two-thirds of the Planning and Zoning Commission vote to approve the zone change.

I think you are aware of this State Statute, but wanted to stress again that if the Covid-19 pandemic prevents us from our rights under the law, the Public Hearing should not be held until we are able to collect all the necessary signatures. We have the petitions prepared and have compiled a list of potential residents within the 500 feet that would sign the petition.

This is the State Statute I am referring to:

if owners of 20% or more of the area of the lots within 500 feet in all directions of the property submit a signed petition against a proposed zone change, under CT State Statutes no zone change can occur unless two-thirds of the PZC members vote to change the zone (see underlined text).

Chapter 124

Sec. 8-3. Establishment and changing of zoning regulations and districts. Enforcement of regulations. Certification of building permits and certificates of occupancy. Site plans. District for water-dependent uses. (a) Such zoning commission shall provide for the manner in which regulations under section 8-2 or 8-2j and the boundaries of zoning districts shall be respectively established or changed. No such regulation or boundary shall become effective or be established or changed until after a public hearing in relation thereto, held by a majority of the members of the zoning commission or a committee thereof appointed for that purpose consisting of at least five members. Such hearing shall be held in accordance with the provisions of section 8-7d. A copy of such proposed regulation or boundary shall be filed in the office of the town, city or borough clerk, as the case may be, in such municipality, but, in the case of a district, in the offices of both the district clerk and the town clerk of the town in which such district is located, for public inspection at least ten days before such hearing, and may be published in full in such paper. The commission may require a filing fee to be deposited with the commission to defray the cost of publication of the notice required for a hearing.

(b) Such regulations and boundaries shall be established, changed or repealed only by a majority vote of all the members of the zoning commission, except as otherwise provided in this chapter. In making its decision the commission shall take into consideration the plan of conservation and development, prepared pursuant to section 8-23, and shall state on the record its findings on consistency of the proposed establishment, change or repeal of such regulations and boundaries with such plan. If a protest against a proposed change is filed at or before a hearing with the zoning commission, signed by the owners of twenty per cent or more of the area of the lots included in such proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change, such change shall not be adopted except by a vote of two-thirds of all the members of the commission.

(c) All petitions (*applications*) requesting a change in the regulations or the boundaries of zoning districts shall be submitted in writing and in a form prescribed by the commission and shall be considered at a public hearing within the period of time permitted under section 8-7d. The commission shall act upon the changes requested in such petition. Whenever such commission makes any change in a regulation or boundary it shall state upon its records the reason why such change is made. No such commission shall be required to hear any petition or petitions relating to the same changes, or substantially the same changes, more than once in a period of twelve months.

(d) Zoning regulations or boundaries or changes therein shall become effective at such time as is fixed by the zoning commission, provided a copy of such regulation, boundary or change shall be filed in the office of the town, city or borough clerk, as the case may be, but, in the case of a district, in the office of both the district clerk and the town clerk of the town in which such district is located, and notice of the decision of such commission shall have been published in a newspaper having a substantial circulation in the municipality before such effective date. In any case in which such notice is not published within the fifteen-day period after a decision has been rendered, any applicant or petitioner may provide for the publication of such notice within ten days thereafter.

Thanks for the assistance you have provided to me, and I hope we can depend upon the Town of Vernon to recognize this statute and allow our group to exercise its rights. I continue to be impressed with how the town is handling the pandemic crisis, and I know we can come through this difficult time. I will also send a copy of this letter to our Mayor to ensure he is aware of our concerns.

Take care,
Nancy Steffens

On Mar 23, 2020, at 11:58 AM, NANCY STEFFENS <nancysteffens@sbcglobal.net> wrote:

Hi George,

Hoping you are doing OK during this challenging time. Our friend lost his dad to this virus this week, so we are seeing first-hand how scary this pandemic is and therefore trying our hardest to social distance and follow all recommendations set by the Governor and the Mayor.

I know you are working on getting the Traffic Commission minutes from the last meeting, and I saw in the Journal Inquirer's legal section that the town plans to hold a Teleconference Public Hearing April 2 for a request to operate a home business on Bamforth Road. Although we know the situation remains fluid, do you think that the Public Hearing on the 209 South Street zone change request will be held later in April via a Teleconference? I ask because a large number of neighbors want to voice concerns at the hearing, plus we have a petition to be signed by residents against the zone change, and a second petition for those homeowners within 500 feet of the property. If 20% or more sign that petition, the zone change can't be approved unless at least two-thirds of the PZC vote for the change.

Our concern is that we are unable to collect petition signatures at this time since we are complying with the state's request to practice social distancing. Many of our neighbors are older and taking many precautions to stay away from others. If a Public Hearing is held toward the end of April, we are afraid those who want to sign either petition will not have that opportunity.

I went through a file that kept from when the Santinis first went for a zone change on that property in the summer of 1996. The developers withdrew the application in August. Media coverage in the Journal and Courant noted the strong opposition from residents in the South Street area, and reporters also covered the concerns over a simultaneous request the Santinis were making to rezone 28.7 acres on Route 30 from Industrial to Multi-family. After withdrawing the initial request, the Santinis focused on the 28.7 acres and eventually got approval to build apartments on Route 30.

The news clips at that time also quoted Vernon's Town Planner, George Russell, who did not feel that the zone change requests were consistent with the town's Master Plan of Development. He noted that, "With more than 40% of the town's units being multi-family, there is a legitimate question as to whether more multi-family units are needed." At that time, Vernon had about 48% of rental units.

Since that time, the town has approved a Plan of Conservation and Development (POCD). In looking at the Plan, the zone change does not appear to be consistent with the POCD. The Plan, developed in 2012, notes that Vernon's housing stock has a high percentage of multi-family housing and could be balanced with more ownership and single-family housing

opportunities. The POCD also sets a goal to "Increase Homeownership Opportunities," and to "Retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership."

I mention this because it is my understanding that the PZC must find the application consistent with the POCD in order to approve a zone change. The most recent Census (2010) showed that Vernon still had more than 48% of rental units and since that time, the town has seen an increase in new rental units, including Trail Run, multiple mill conversions, and another 174 apartments proposed for Hyde Avenue.

As neighbors, inconsistency with the POCD, along with traffic and safety problems, are big concerns and we want to make sure we have the opportunity to bring these concerns before our PZC members.

I know you are working hard for the town during this stressful time, so I appreciate all of your help and am hopeful the town will recognize the concerns of the neighborhood in the appropriate manner, and ensure any zoning changes fully reflect the vision for Vernon.

Take care,
Nancy Steffens

On Mar 16, 2020, at 1:53 PM, McGregor, George <GMcGregor@vernon-ct.gov> wrote:

Ms. Steffens

I will work on getting your requested items organized.

The situation is fluid, as you might imagine.

We have cancelled the March 19, 2020 PZC meeting.

We are reviewing our options for future meetings, pursuant to the Governors Executive Order regarding meetings.

George

-----Original Message-----

From: NANCY STEFFENS <nancysteffens@sbcglobal.net>

Sent: Monday, March 16, 2020 1:48 PM

To: McGregor, George <GMcGregor@vernon-ct.gov>

Cc: Nancy Steffens <nancysteffens@sbcglobal.net>

Subject: A few questions

Hi George,

Thanks for talking with me and Bob last Tuesday to review and answer questions about the proposed plans that were submitted by the Santini group and the request for a zone change. Having worked in state government, I know you must be incredibly busy and my questions are the last thing you want to deal with. However, I know CT and the country will pull through this difficult time and as a result, we all be addressing the zone change proposal soon.

For many in our neighborhood, the zone change is a very important issue because we do not think changing the zone is in the best interests of the community for variety of reasons that will be outlined at the public hearing. And that is my first question. With many establishments now required to close, and with residents encouraged to social distance, I am wondering about the status of future PZC hearings. I know one is set for March 19, and the Governor's actions do allow for them to be held with residents involved off-site. Not sure how that will

work in Vernon, but I sense the meetings may need to be postponed temporarily if the virus gets worse. Regardless, we want to ensure all residents with concerns about the zone change are able to voice their opinions on an issue that has such a significant impact on our lives.

Also, it is very difficult at this time (and reckless, health wise) to gather petition signatures. I do not want to risk the health of my neighbors by going door-to-door at this time with a petition. I am hoping we will be provided ample time to submit signatures.

Lastly, several people attended the Traffic Commission meeting on Thursday and we sensed concerns from the Police Chief and others regarding the sight line. I am under the impression the Town Engineer wrote a memo regarding the sight line to the Commission and I am requesting a copy of that memo. I would also like to request a copy of the minutes from that meeting when they are ready. Email format is fine, since I assume it is not wise to or possible to visit Town Hall at this time.

Thanks again for your assistance. When the Town Hall re-opens, I am also interested in examining the "mylars" that show the various zone changes that have taken place in the town.

I have included a link to recent article from CTMirror regarding hearings that you may have already seen.

Thanks again, George, for your time and stay safe.

Nancy Steffens
860-614-9957

<https://urldefense.proofpoint.com/v2/url?u=https-3A-ctmirror.org-2020-03-14-lamont-2Dallows-2Dtowns-2Dto-2Dclose-2Dmeetings-2Dbut-2Dlocal-2Dbudget-2Dadoption-2Dposes-2Dbigger-2Dproblems-&d=DwlFaQ&c=3dldK24HquEV1jQbS8Zy4g&r=c-s8YIypimv40-HWDC8sy3ziNOllbXKysmAORE-6AQ1E&m=NzFHObY6tpmTHziSYGqrlbFV-92aQoFCT8XSFJ8BWw&s=Y4DcVIAZ5bMbmstlxDymx2PLt9P48Dc5HfqnraXUpCs&e=>